
Laguna
RESIDENCE
ONE DEVELOPMENT



Redefining the Industry

One Development is an international boutique real estate developer based in the UAE, dedicated to redefining industry standards through innovation and bold ideas. Our focus on **Innovation, Technology, Community, and Sustainability** creates elevated living experiences, designed inspired by you.

A Story With an Impact

We create extraordinary spaces for those who seek unmatched experiences. We build more than properties, we design unique communities that elevate lifestyles and connect people with places.





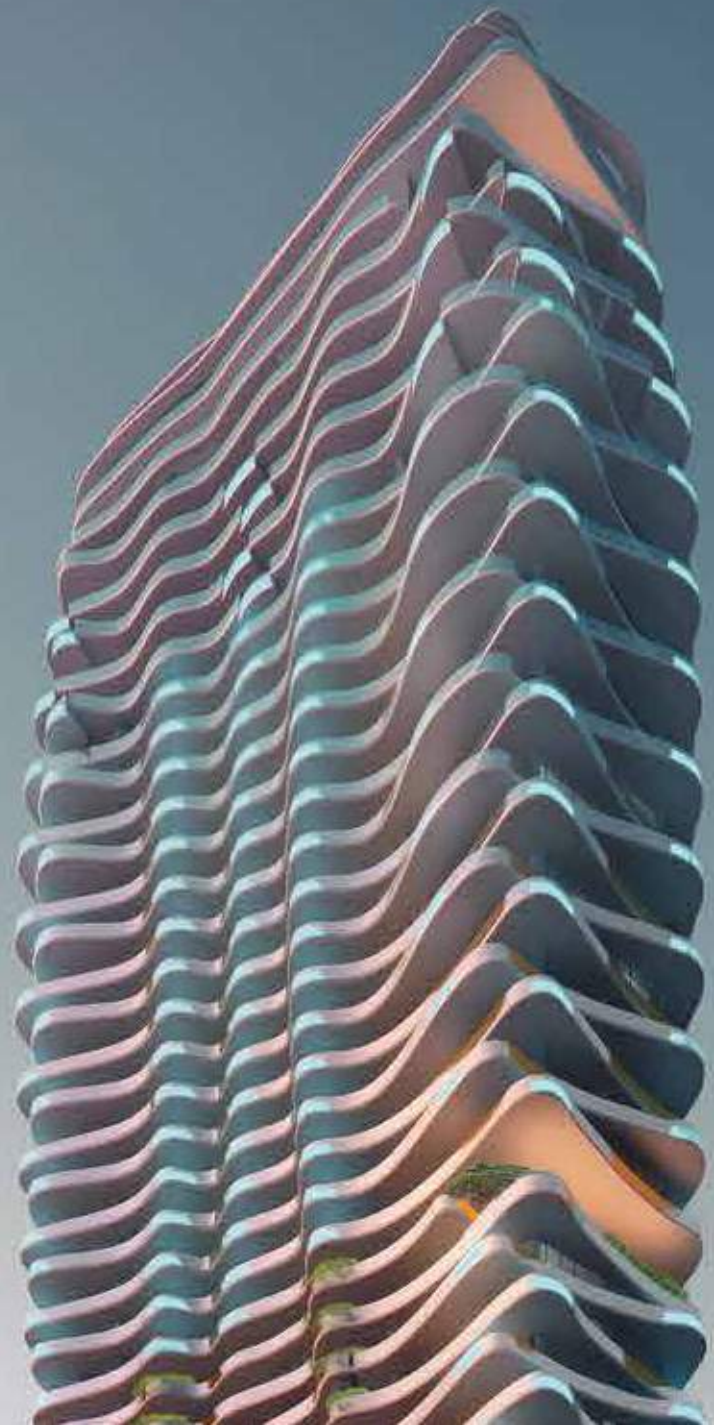
Laguna

RESIDENCE BY ONE DEVELOPMENT

“Laguna”, because what's better than the refreshing vibe of lagoons? Inspired by our signature amenity, the largest lagoon on a podium! our project is designed around everything you love; the beauty, the fun, & the tranquility, complimenting the elevated lifestyle that we promise.

Sky is The Limit!

The two towers, **Tiffany** and **Cyan**, perfectly capture the essence of Laguna Residence. **Tiffany** is associated with sophistication and elegance, while **Cyan**, a refreshing shade of blue, reflects the serene, clear waters of the lagoon. Together, they create the perfect balance between nature and modern living that we promise.







Endless vacation vibes, steps from your door.

Your Everyday Getaway

Laguna Residence offers more than just a home! it's a serene escape in the middle of Dubai's vibrant energy.

With two iconic towers and a stunning lagoon centerpiece, this project blends nature with modern living.

Featuring world class amenities and cutting-edge AI integration for an effortless lifestyle.



Just around the corner!

Dubai International Airport	17 mins
Dubai Outlet Mall	15 mins
Global Village	7 mins
Burj Khalifa	17 mins
Gems International School	03 mins
Downtown Dubai	17 mins
Al Maktoum International Airport	27 mins

Close access to major highways and public transportation



Strategically located in Dubai Land right on Sheikh Mohamed Bin Zayed road.

This unique project blends the beauty of nature with the simplicity of the modern lifestyle. A promising area for families and investors alike, with seamless access to top world class services and attractions, designed for a unique living experience.



Largest Lagoon on a Podium

Introducing the UAE's largest lagoon on a podium in a residential community.

Residents can enjoy crystal clear water with a stunning & uninterrupted view of Dubai Skyline in your own exclusive retreat.





Peaceful escape, perfectly connected to city life

First of its kind AI integration

Experience the first Artificial Intelligence integrated development in the UAE and the region. Our community features AI integrated smart home automation, connecting amenities, services and facilities seamlessly.

Our AI powered integrated app is designed to provide a comprehensive solution for various aspects of property management and residents services, all through these key features:

- Smart home automation
- Amenities Management
- Building Systems
- Facility Management
- Concierge services

Carefully curated to revolutionize property management and residents' interaction for a convenient lifestyle!



The Art of Everyday, AI-Powered

Embrace an AI-powered app that assists in making daily life flow with ease, blending into your routine the way a good habit does: naturally and without fuss. It's the kind of help that doesn't announce itself but quietly makes sure your evening lights are just right, your mornings start warm, and your weekend plans fall perfectly into place.

No tapping, no thinking twice, just a gentle sync with your pace. It learns how you live, suggests what you didn't know you needed, and handles the behind-the-scenes so you can focus on living, not managing. Here, smart living isn't a feature; it's a feeling





Amenities Overview

Over 40 world class amenities, blending indoor and outdoor spaces for entertainment, wellness, and social gatherings. Residents enjoy exclusive, smart-integrated facilities for ultimate convenience and sophistication.



Walkable Green
Landscape



Multipurpose
Courts



VR
Golf



Largest Lagoon
On a Podium



Indoor & Outdoor
Gym



Private
Pools



Indoor & Outdoor
Cinema



Open Space
Yoga



Surf N
Slide



Outdoor
Beach Pool



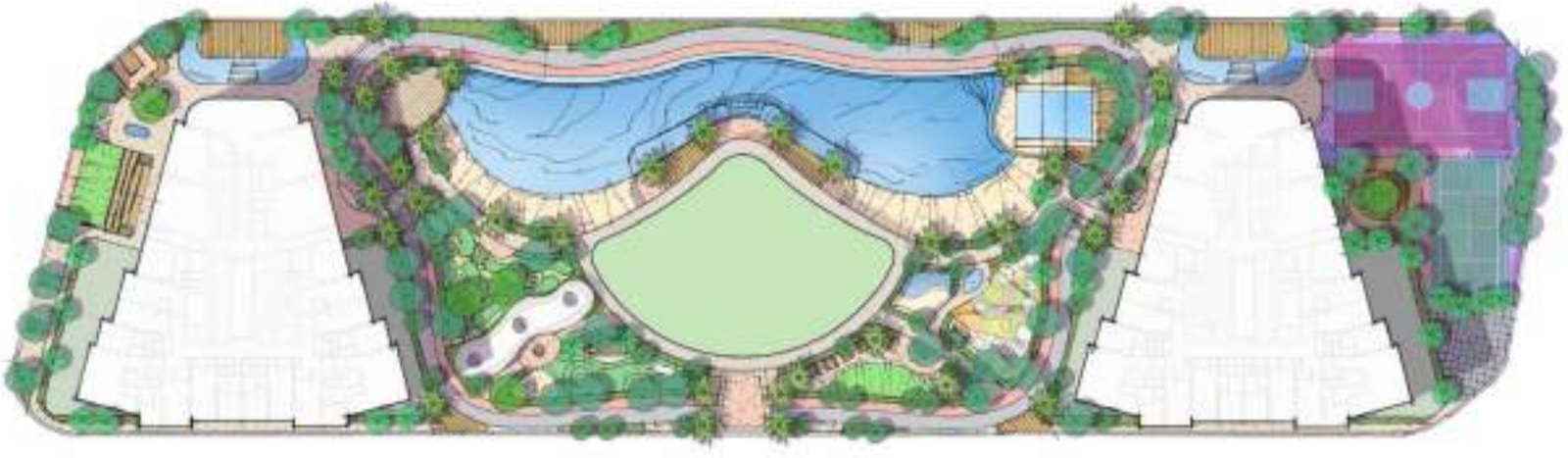
Wellness
Hub



Pet Friendly
Park

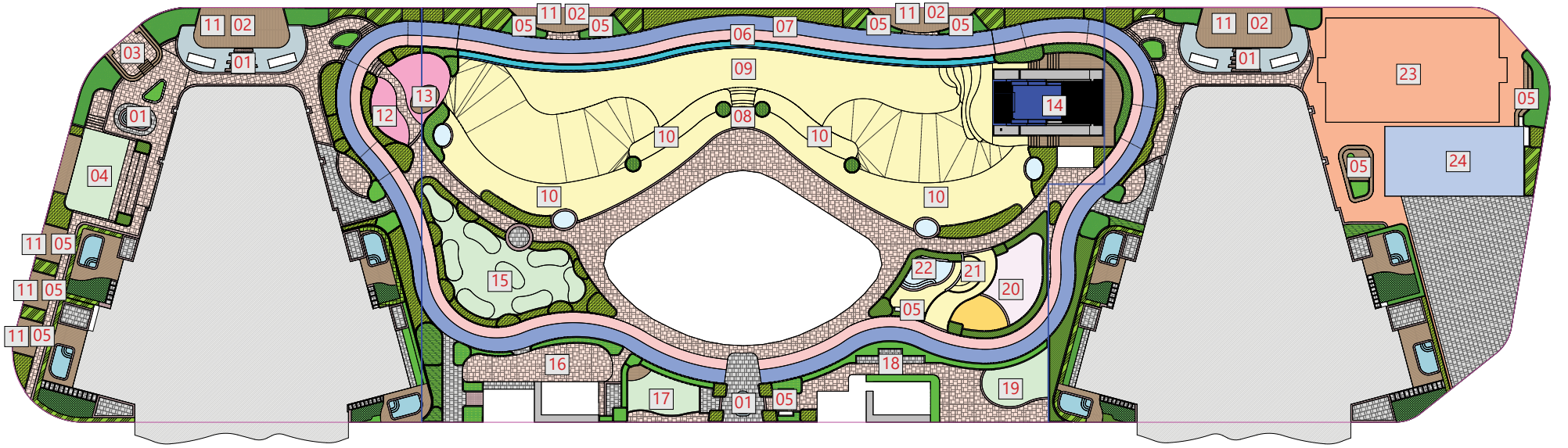


Amenities Highlights



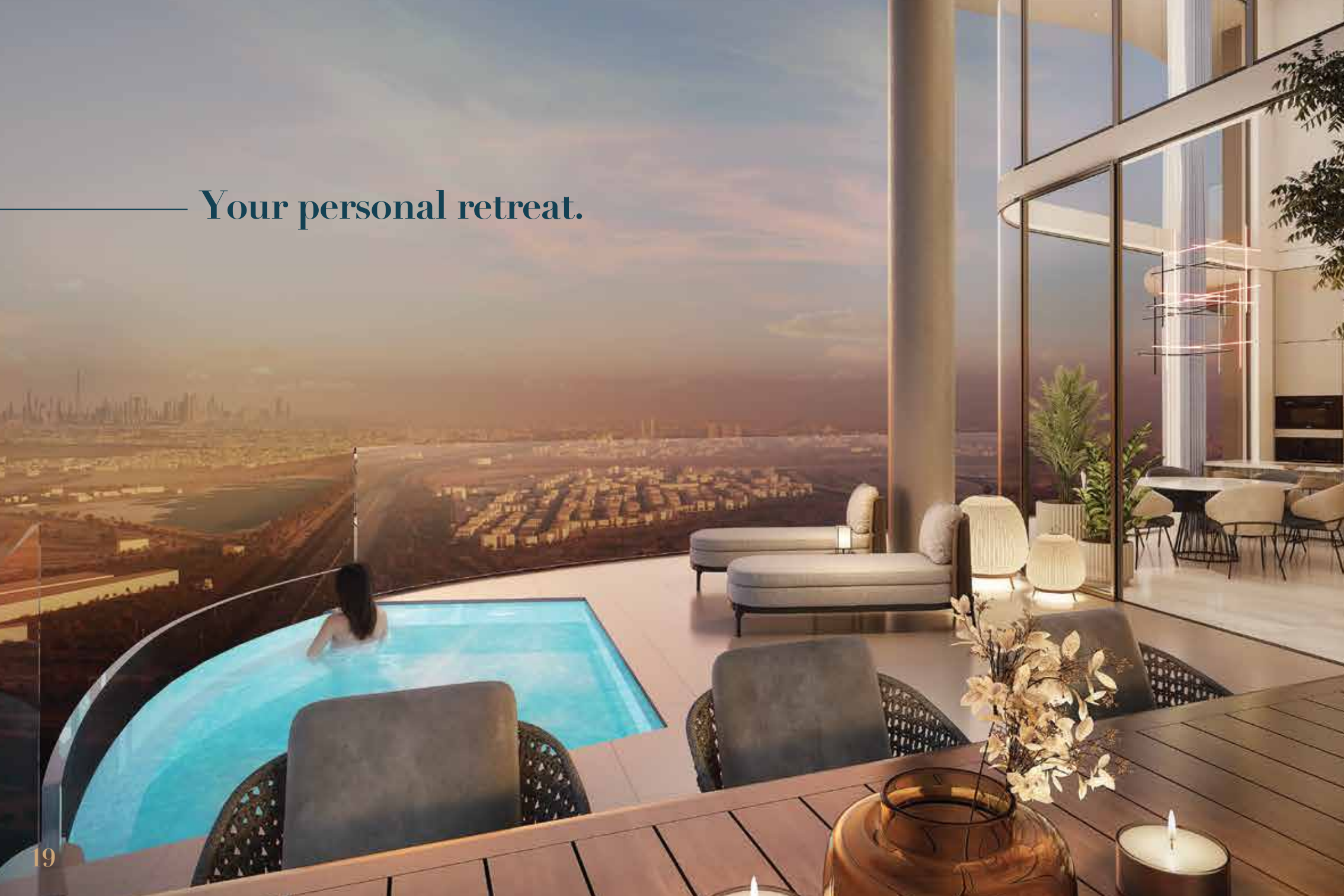
- Entry/Arrival
- Valet Parking Service
- Concierge Services
- Water Feature
- Viewing Deck with Lounge
- Sunken Seating
- Outdoor Cinema
- Indoor Cinema
- Seating Areas
- Jogging Track
- Bike Lane
- Lagoon
- Infinity Pool
- Sunbed Lounge Area
- Beach
- Boardwalk
- Indoor Gym
- Pilates Studio
- Spa Centre
- Outdoor Exercise Area
- Yoga Zone
- Aerobics Area
- Surf and Slide
- Mini Golf
- Vertical Garden
- Dog Park
- BBQ Area
- Picnic Area
- Outdoor Kids Play Area
- Indoor Kids Play Area
- Splash Pool
- Kids Pool
- Padel Court
- Basketball Court
- Volleyball Court
- Tennis Court
- Handball Court
- VR Golf
- Co-working Space
- Event Hall
- Indoor sports area
- Lounge / Library
- Prayer room

40+ Amenities



LEGEND:

1. WATER FEATURES – 04
2. VIEWING DECK WITH LOUNGE – 04
3. SUNKEN SEATING – 01
4. OUTDOOR CINEMA – 01
5. SEATING AREAS – 11
6-7. SPORTS TRACK – 01
8. LAGOON – 01
9. INFINITY POOL – 01
10. SUNBED LOUNGE AREA – 04
11. BOARDWALK – 07
12. OUTDOOR EXERCISE AREA – 01
13. YOGA AREA – 01
14. SURF & SLIDE – 01
15. MINI GOLF – 01
16. VERTICAL GARDEN – 01
17. DOG PARK – 01
18. BBQ AREA – 01
19. PICNIC AREA – 01
20. OUTDOOR KIDS PLAY AREA – 01
21. SPLASH POOL – 01
22. KIDS POOL – 01
23. MUGA COURT – 01
24. PADEL COURT – 01



Your personal retreat.



Modern & Chic

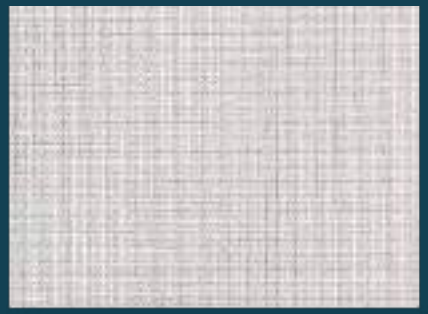
Our design philosophy merges modern aesthetics with high functionality, creating spaces that inspire and adapt to your lifestyle. Every materiel has been carefully selected to premium high end quality top-notch quality.


CALATRAVA

Premium Finishes



Superior Quality Finishing





Wallpaper and Soft Furnishing





Marble
Look Alike
premium
flooring



exquisite
accent stone



Finest veneer



Project Facts:

Strategic
Location

Largest lagoon
On a Podium

First AI
Integration

Dynamic
Dubai Skyline

Handover Date
Q4 2027

G+5+45
Floors

Elevators
18

Ample
Parking

Units
Studio, 1-Bedroom, 2-Bedroom
3-Bedroom & Loft





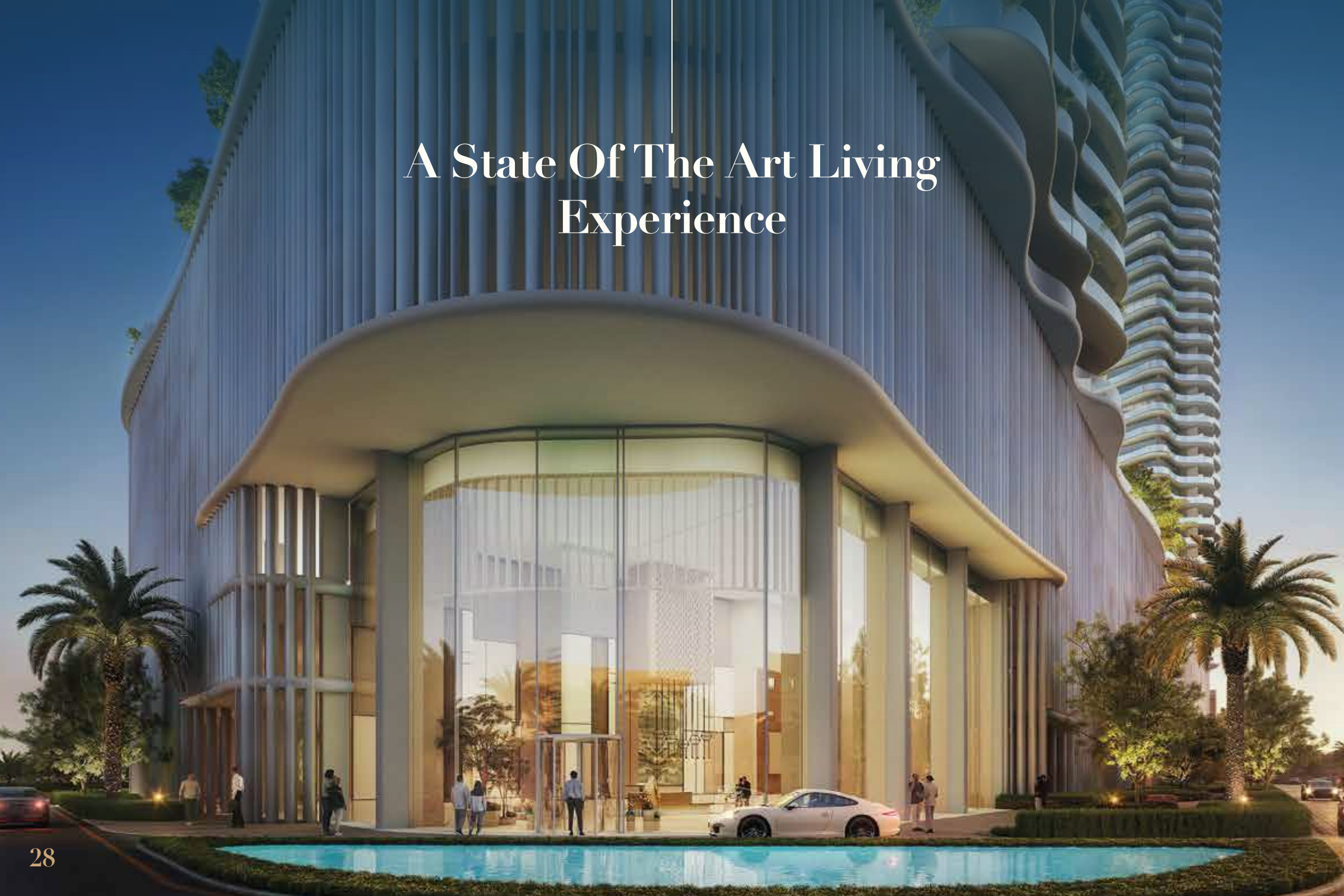
Unit Mix, Sizes

Unit Type	Avg Size (Sqft)	Unit Type	Avg Size (Sqft)
Studio	400 – 484 Sqft	2-Bedroom + Maid	1050 – 1700 Sqft
Studio Type-B.5	510 sqft	2-Bedroom Duplex	1500 – 2200 Sqft
1-Bedroom	700 - 1300 Sqft	2 Bedroom Type-3	1100 sqft
1-Bedroom Loft	1430 – 1450 Sqft	3-Bedroom	1900 – 2400 Sqft
1 Bedroom Type-C	850 sqft	3-Bedroom Duplex	3100 – 3800 Sqft
2-Bedroom	1050 – 1700 Sqft	3-Bedroom Skyhome	3100 Sqft

Unit Mix, Sizes & Prices

Unit Type	Avg Size (Sqft)	Avg Price (from/to)
Studio (A)	430 – 510 Sqft	800K - 860K
Studio (B)		
1 Bedroom (A)	760 - 980 Sqft	1.4M - 1.9M
1 Bedroom (B)		
1 Bedroom Loft	1430 – 1450 Sqft	2.5M – 2.9M
2 Bedrooms (Investment)	1020 – 1211 Sqft	1.8M - 1.9M
2 Bedrooms	1300 – 1700 Sqft	2.4M – 2.9M
2 Bedrooms + Maid (A)		
2 Bedrooms + Maid (B)		

Unit Type	Avg Size (Sqft)	Avg Price (from/to)
2 Bedroom Duplex	1500 – 2100 Sqft	2.4M – 4.1M
3 Bedrooms (A)	1920 – 2400 Sqft	3.1M – 3.9M
3 Bedrooms (B)		
3 Bedrooms (C)		
3 Bedrooms Duplex	3100 – 3800 Sqft	4.5M – 5.2M
3 Bedrooms Skyhome	3100 Sqft	5.6M – 6.2M



A State Of The Art Living Experience

Payment Plan

Flexible payment options designed
for your convenience:

Starting Price: 800K

50/50

Additional fees

ADMIN FEES: AED 3,500 + VAT

DLD: 4%

	Plan 1 50/50	Plan 2 50/50
Down Payment	10%	20%
Payment 1	10% After 45 days	-
Payment 2	5%	5%
Payment 3	5%	5%
Payment 4	5%	5%
Payment 5	5%	5%
Payment 6	5%	5%
Payment 7	5%	5%
Handover	50%	50%

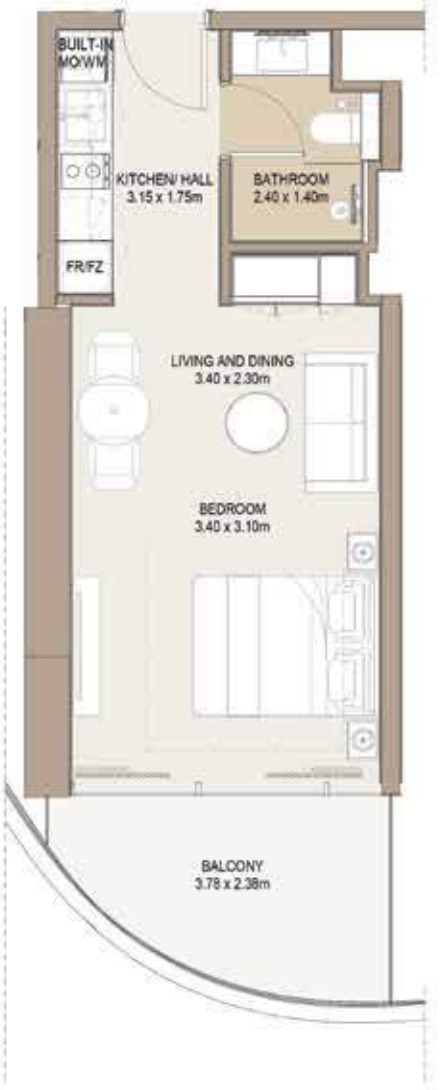


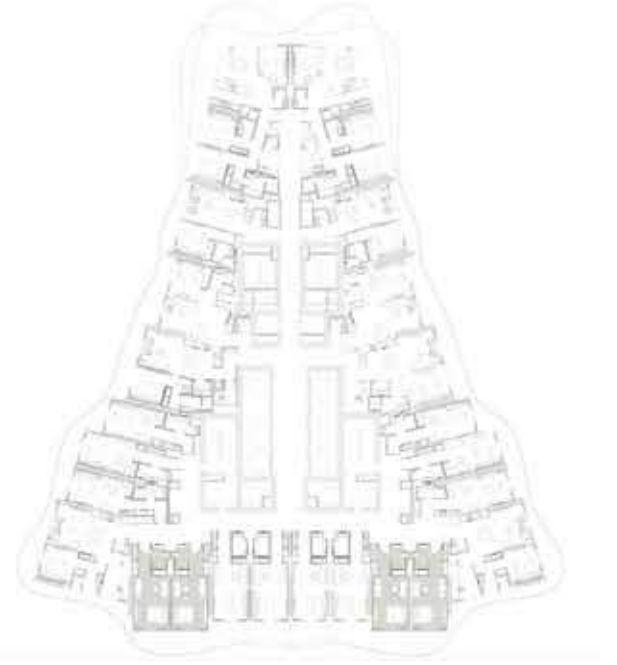
Floor Plans



Studios

Studio Type A.1

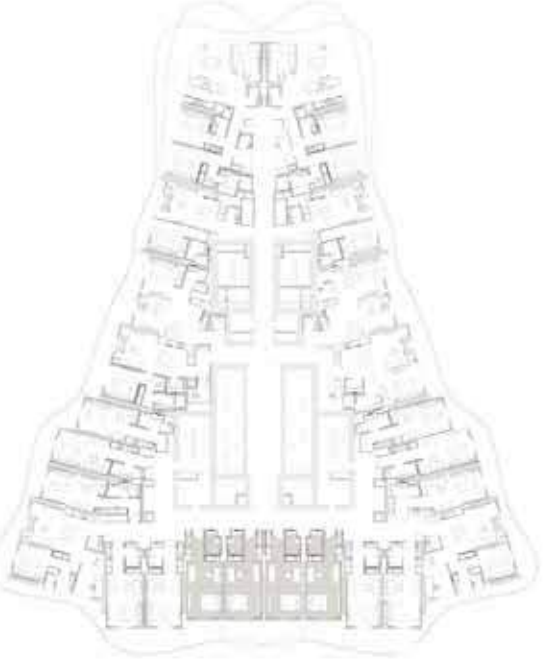




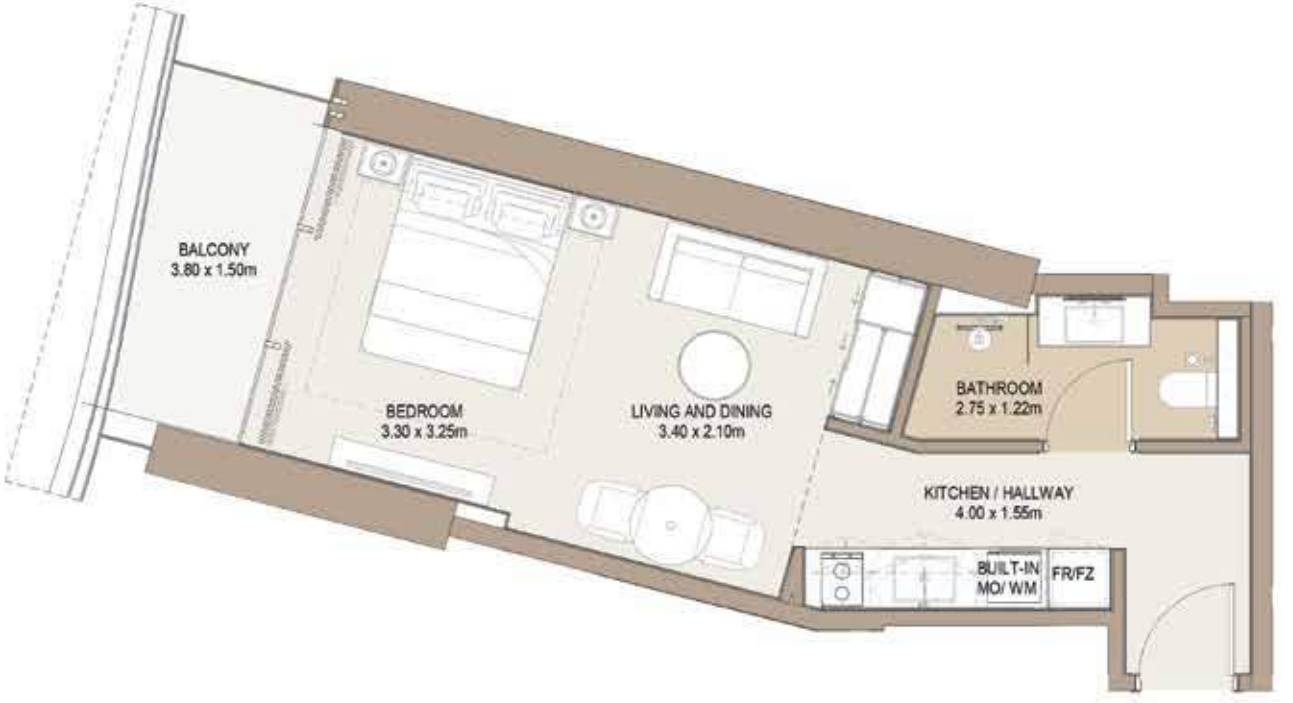
Levels 03-21 Key Plan

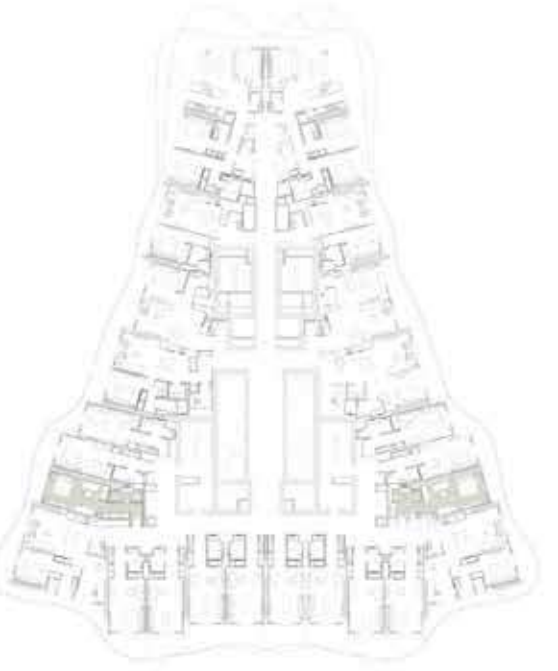
Studio Type B.1





Studio Type B.2





Levels 03-21 Key Plan

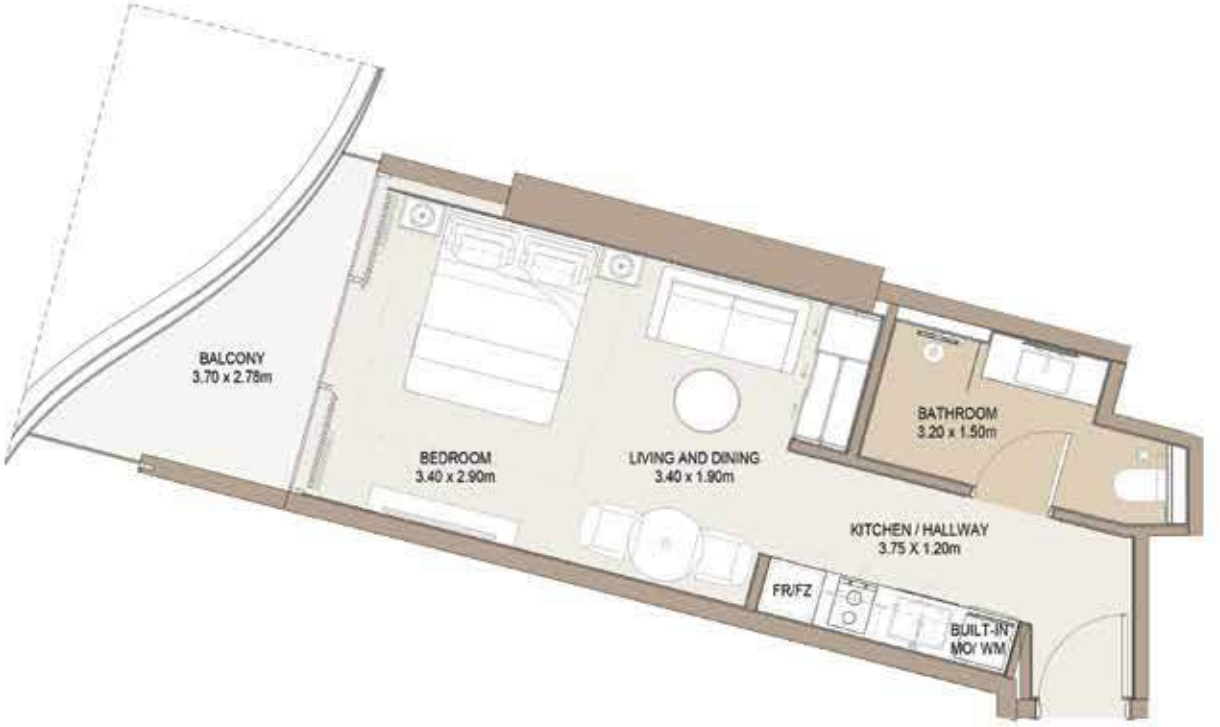
Studio Type B.3

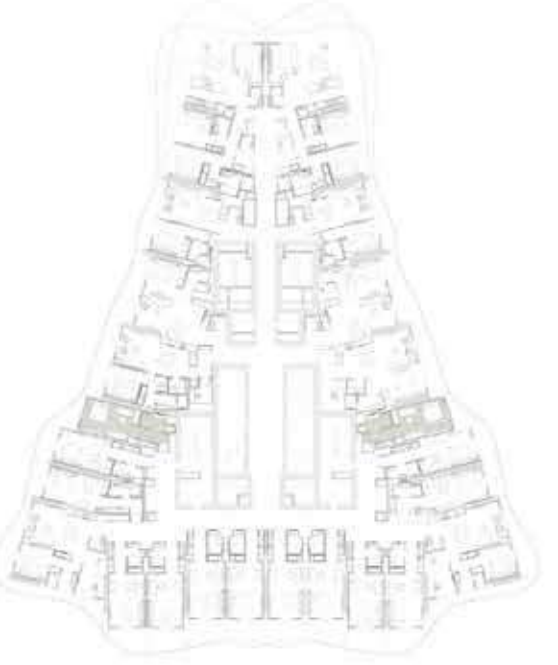




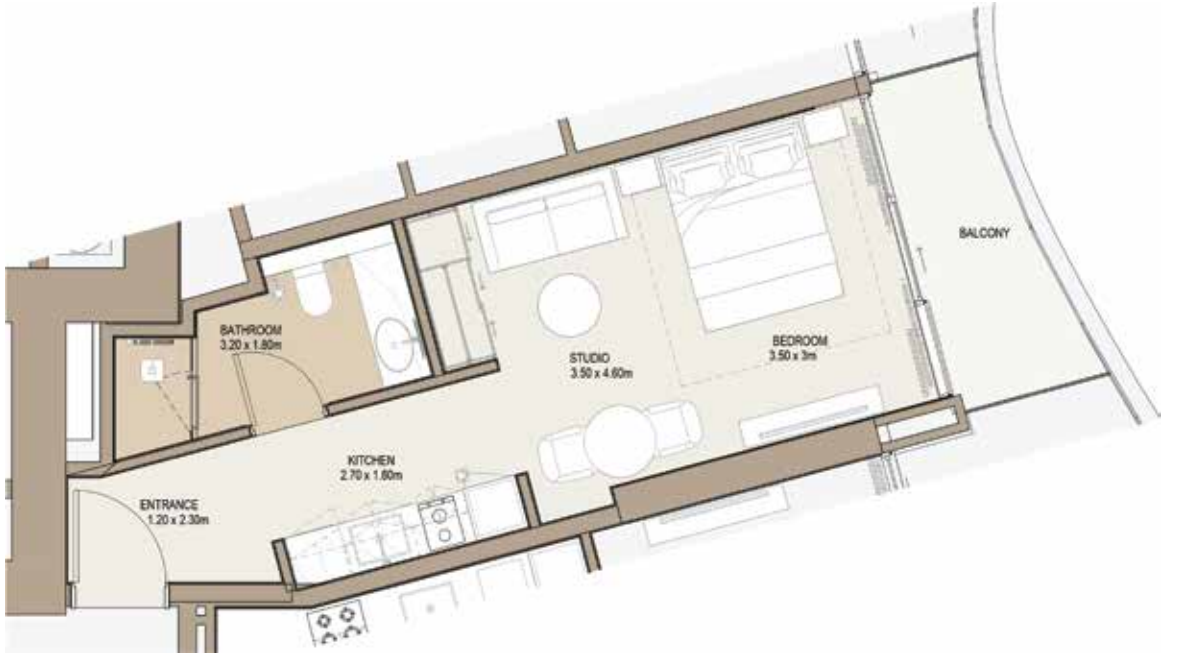
Levels 03-21 Key Plan

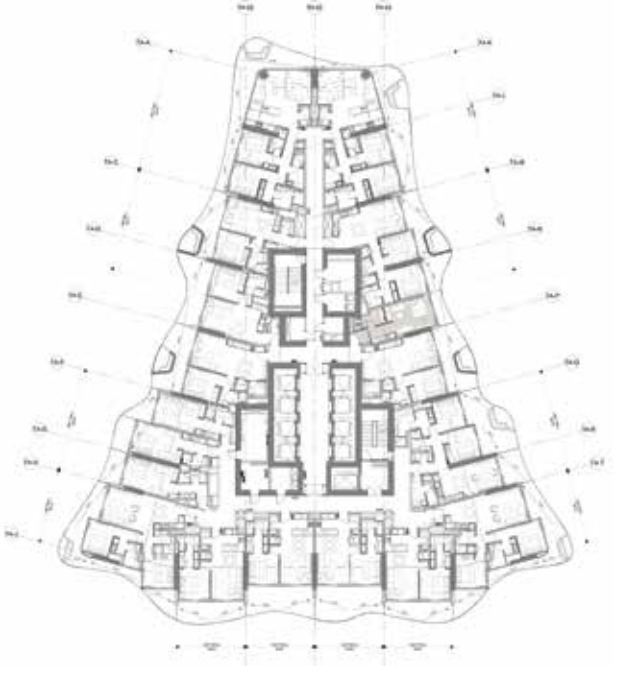
Studio Type B.4





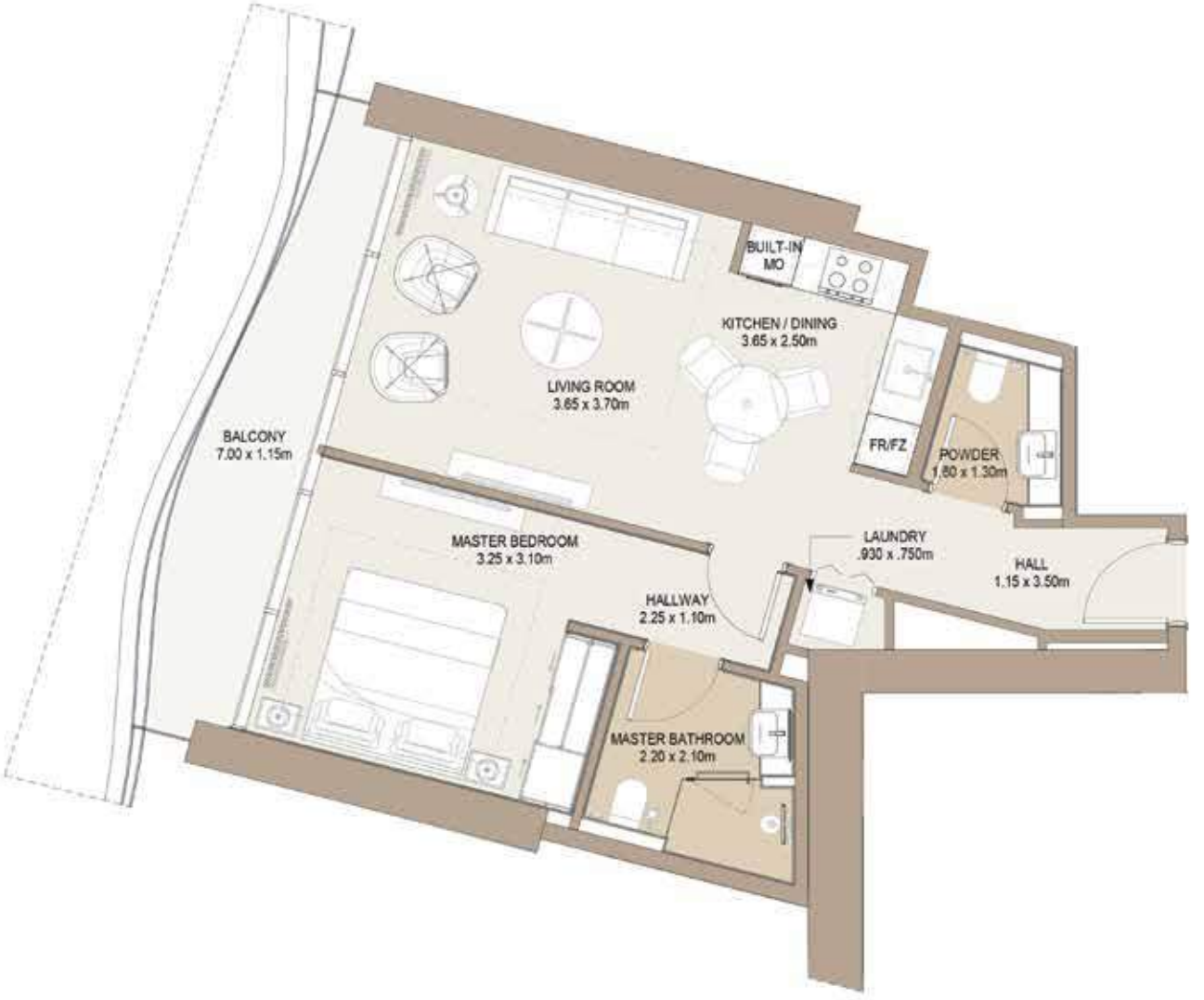
Levels 03-21 Key Plan

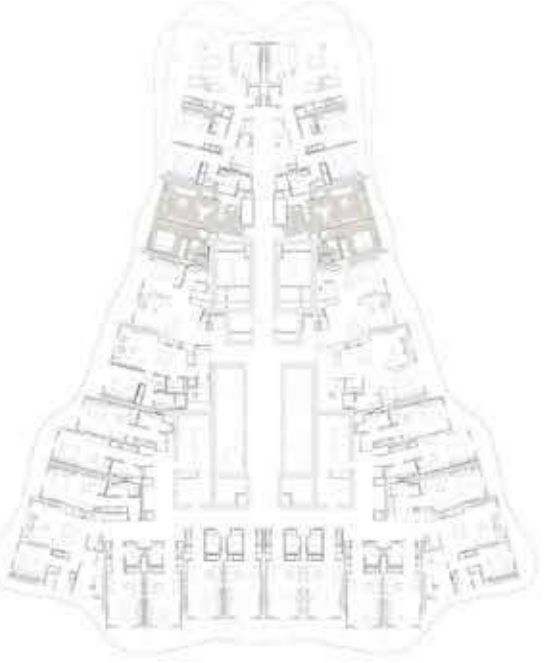

BATHROOM
3.20 x 1.80m
STUDIO
3.50 x 4.60m
BEDROOM
3.50 x 3m
BALCONY
KITCHEN
2.70 x 1.60m
ENTRANCE
1.20 x 2.30m



1-Bedroom

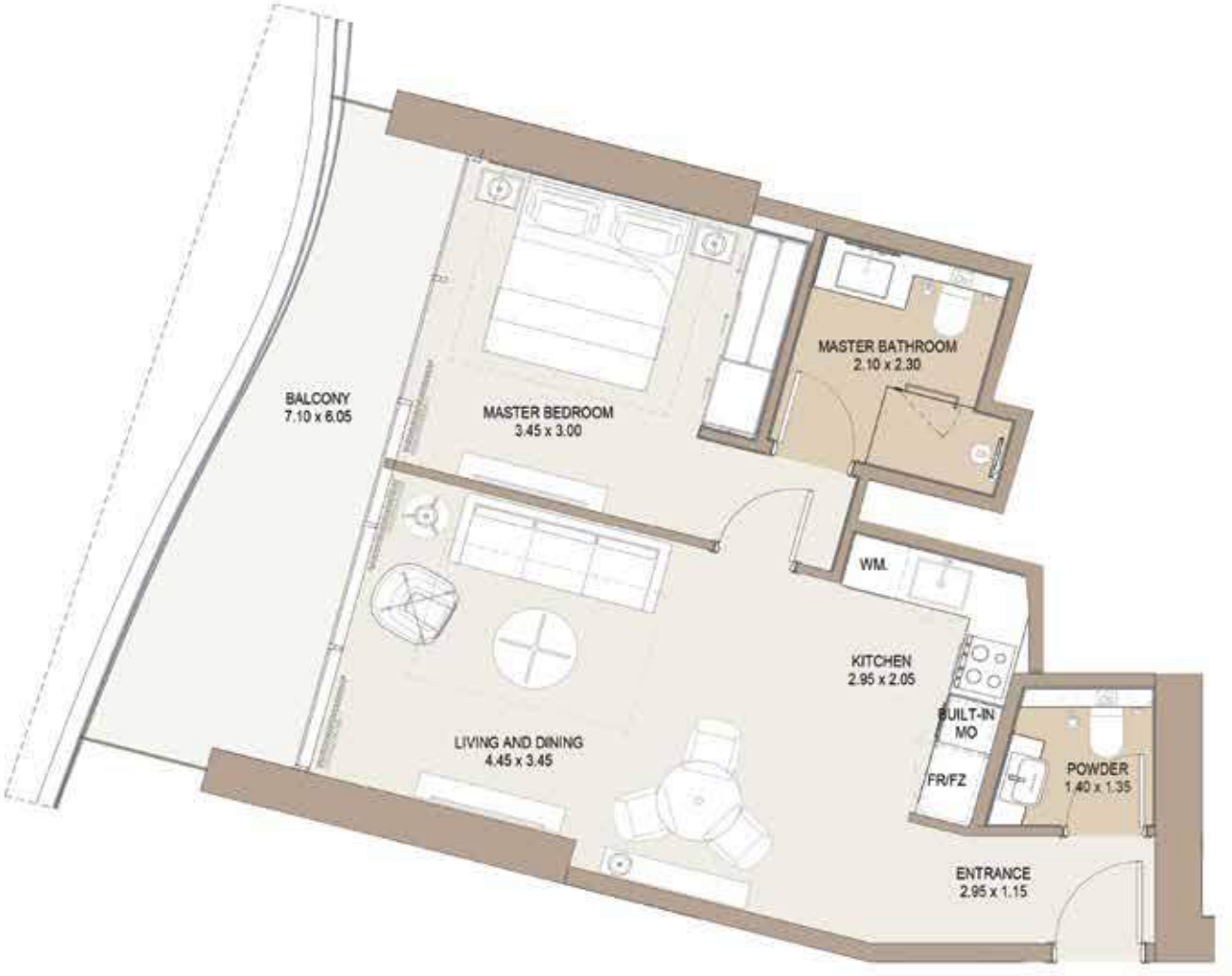
1BR Type A

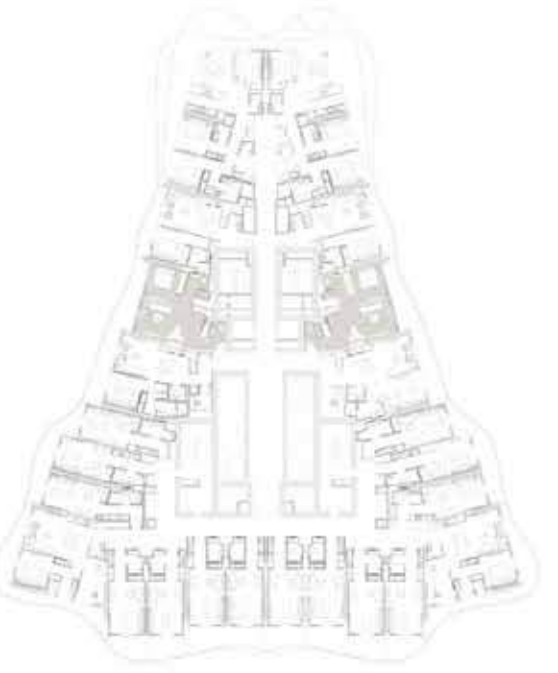




Levels 02-17 Key Plan

1BR Type B.1

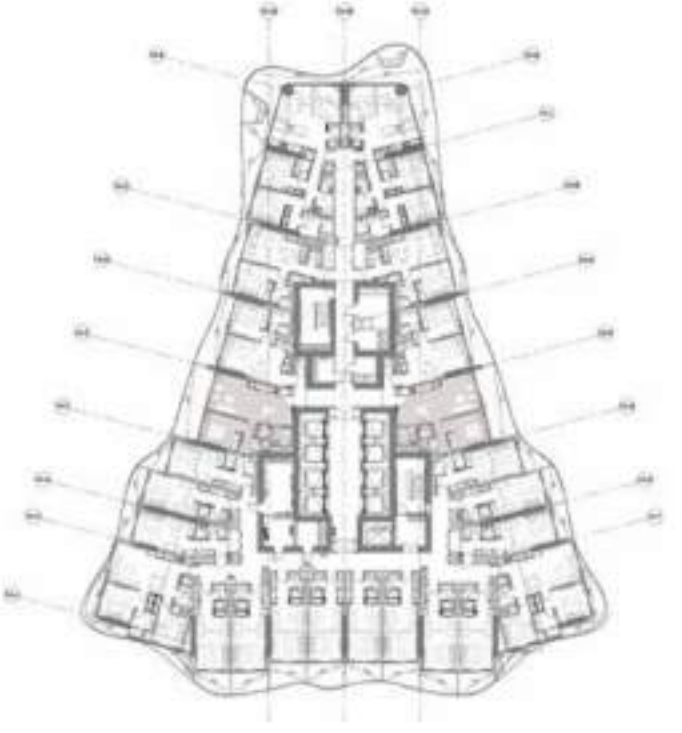




Levels 02-21 Key Plan

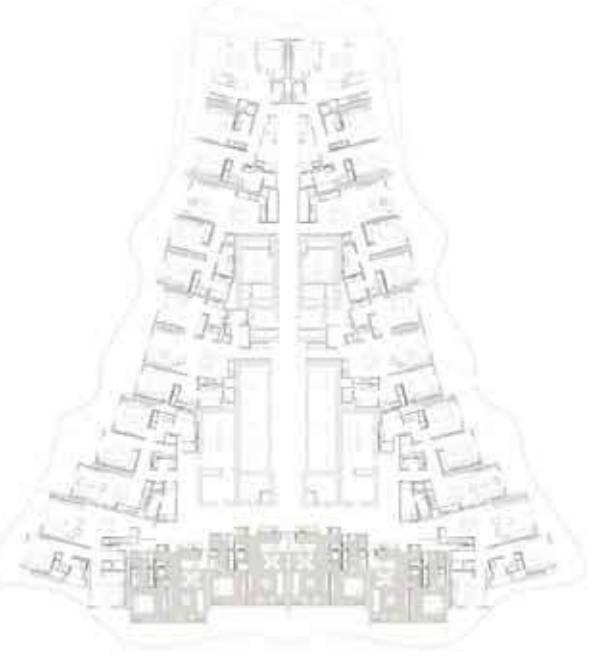
1 Bedroom Type-C





1BR Type B.2

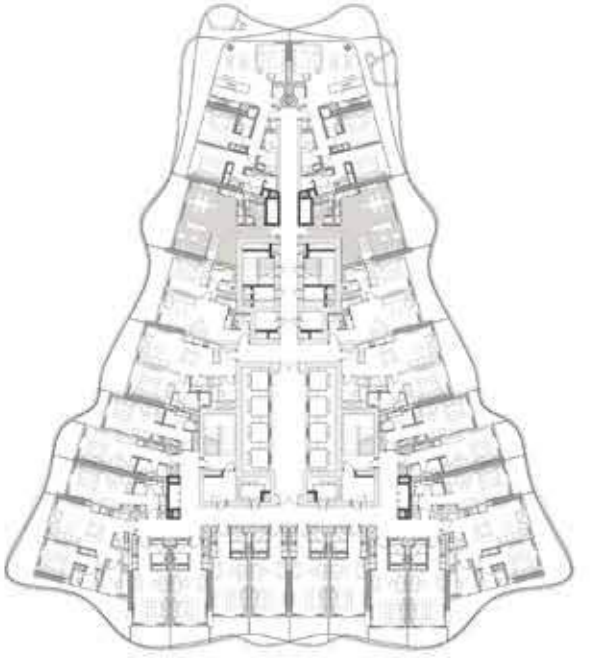




Levels 23-39 Key Plan

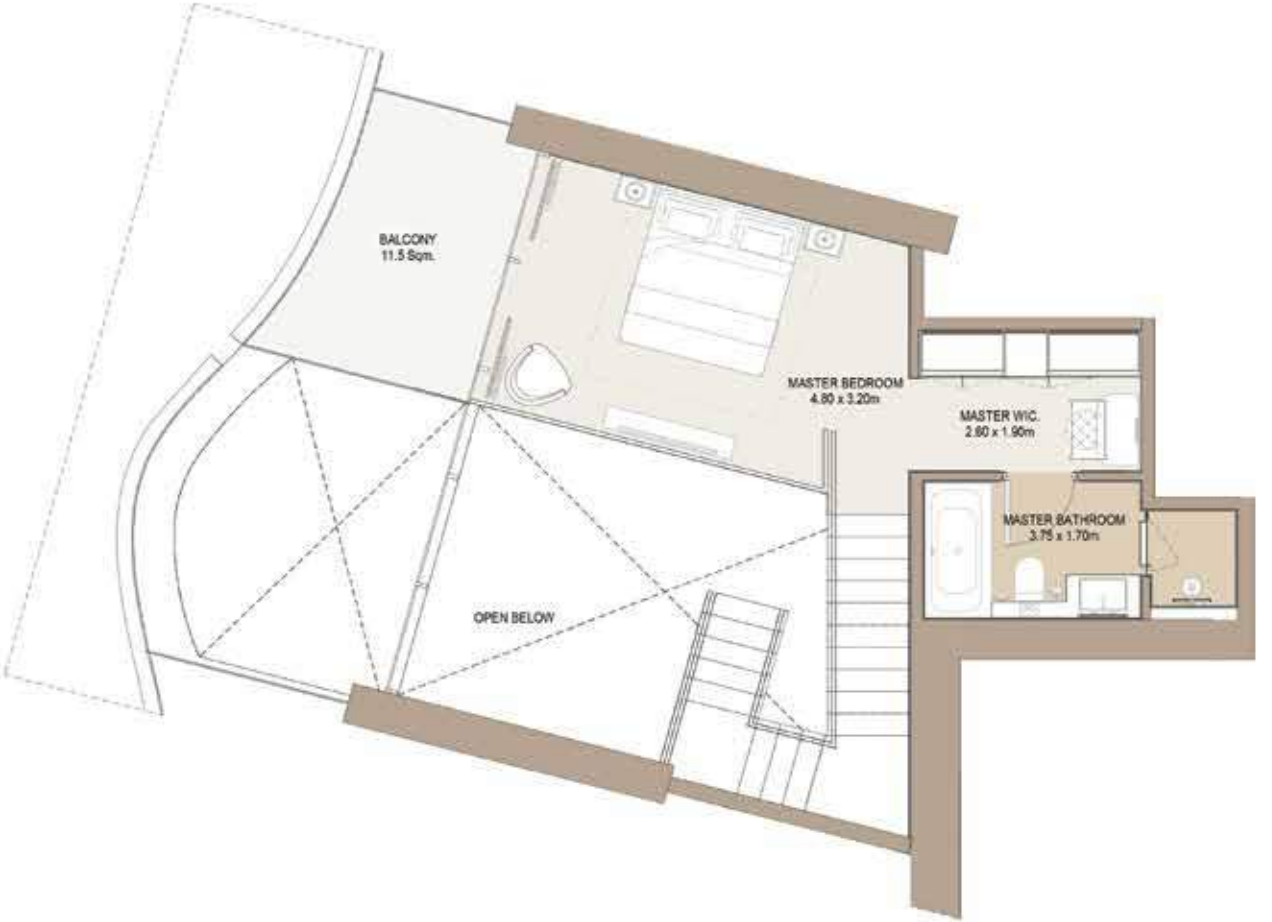
1BR Loft - Lower Level

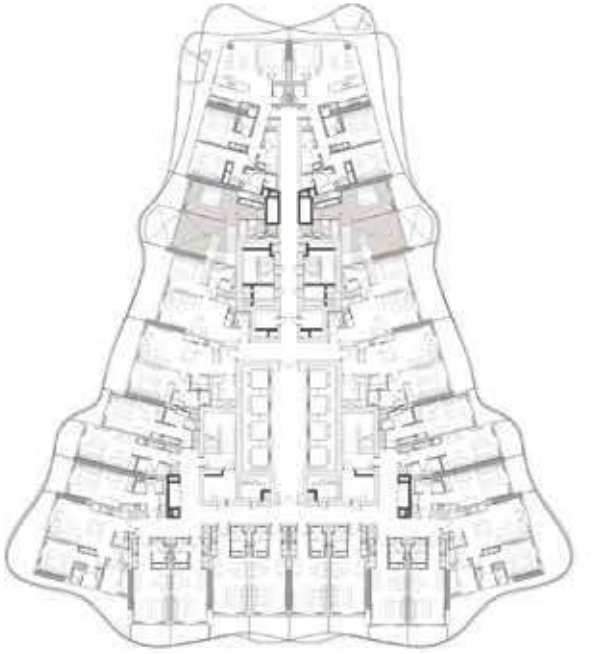




Level 20 Key Plan

1BR Loft - Upper Level



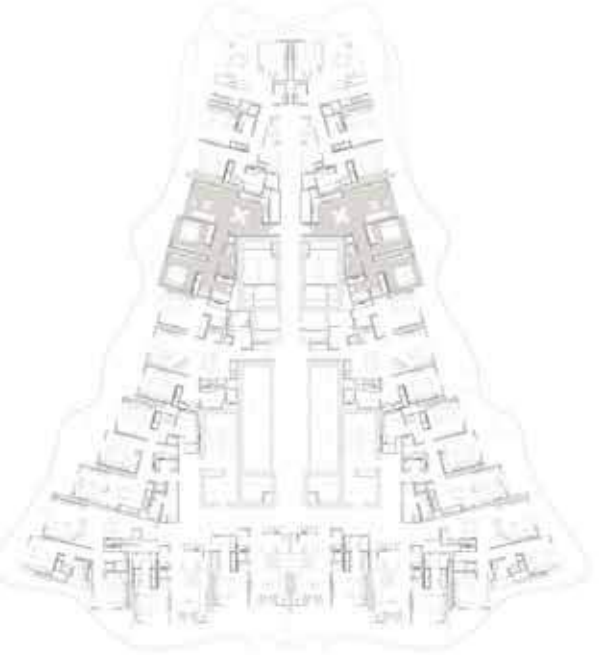


Level 21 Key Plan

2-Bedroom

2BR Type 1

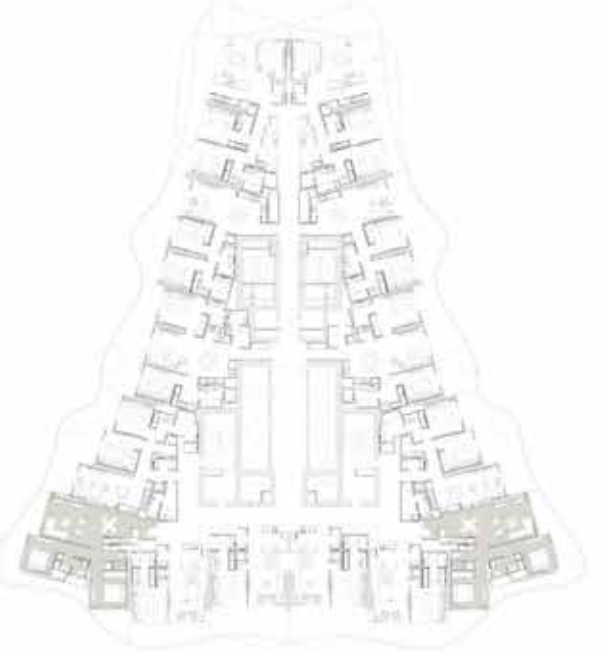




Levels 23-39 Key Plan

2BR Type 2

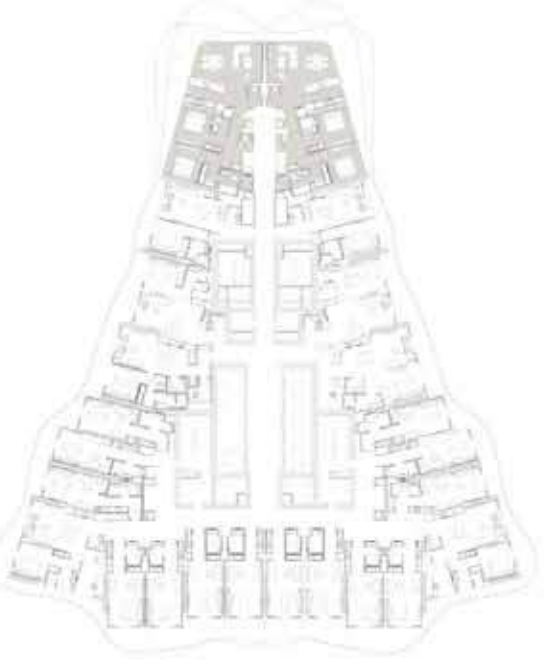




Levels 23-39 Key Plan

2BR+ Type 1

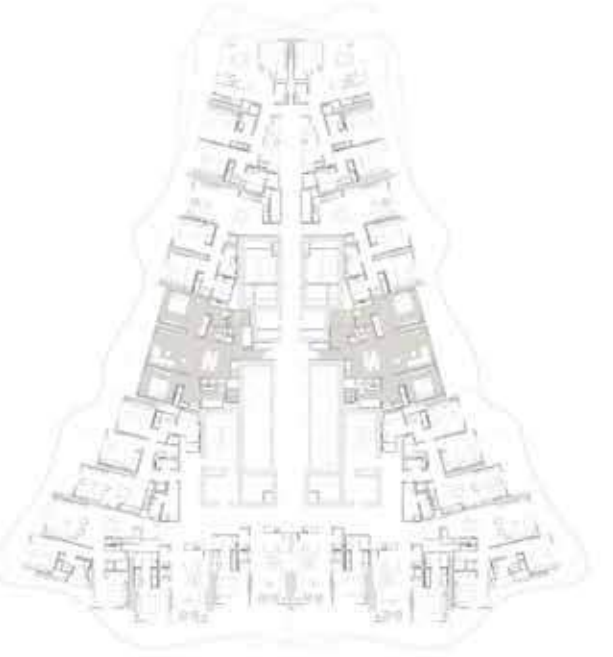




Levels 02-39 Key Plan

2BR+ Type 2





Levels 23-39 Key Plan

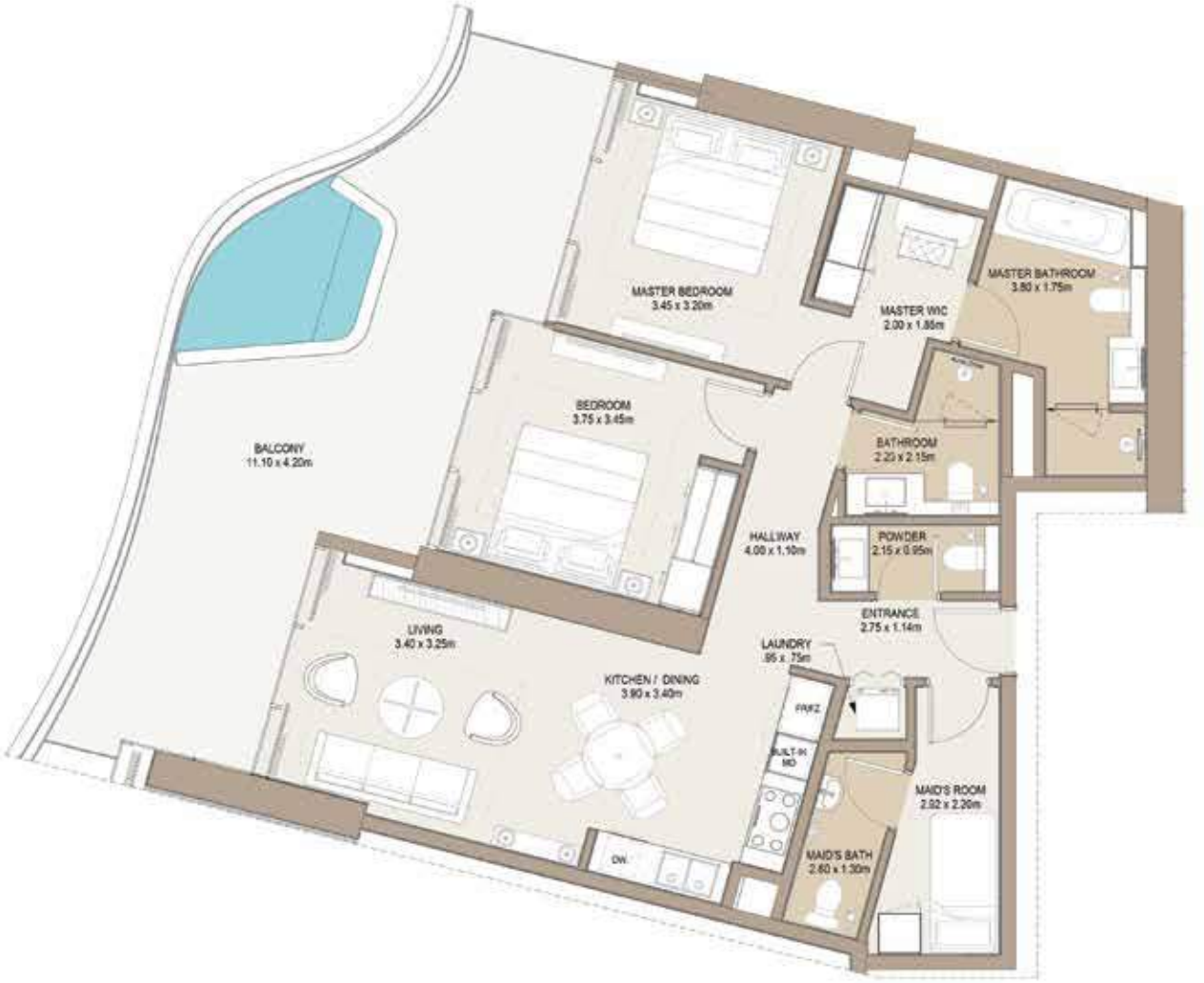
2BR+ Type 3

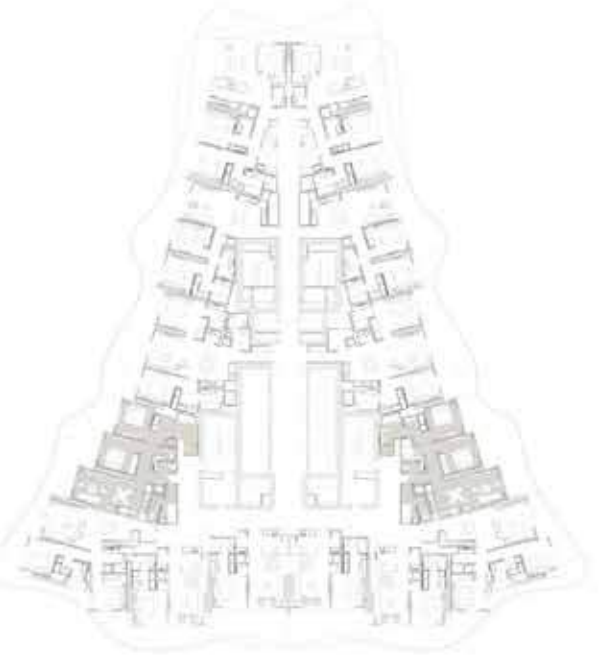




Levels 40-43 Key Plan

2BR+ Type 4

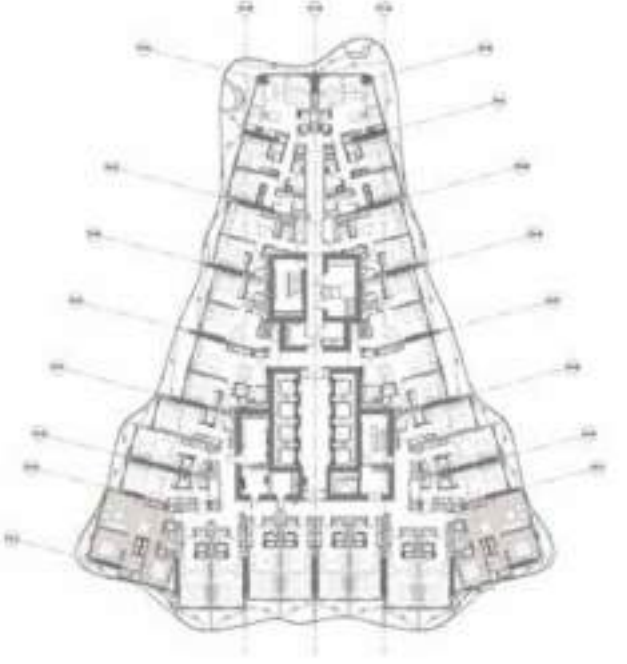




Levels 23-43 Key Plan

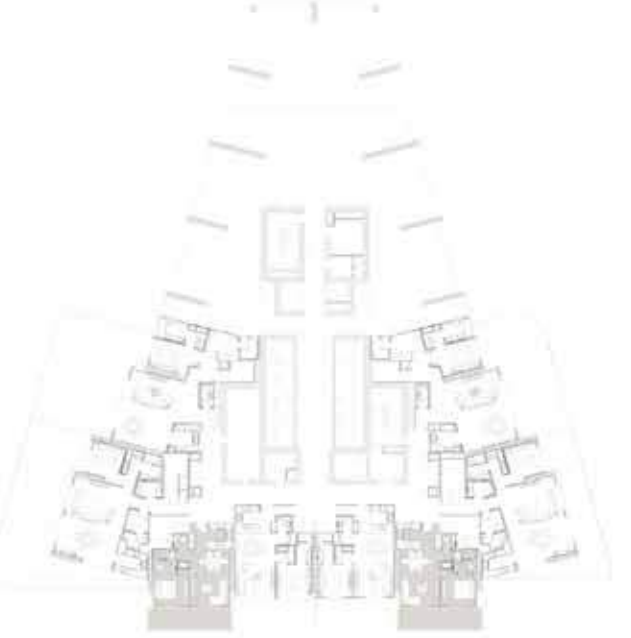
2 Bedroom Type-3





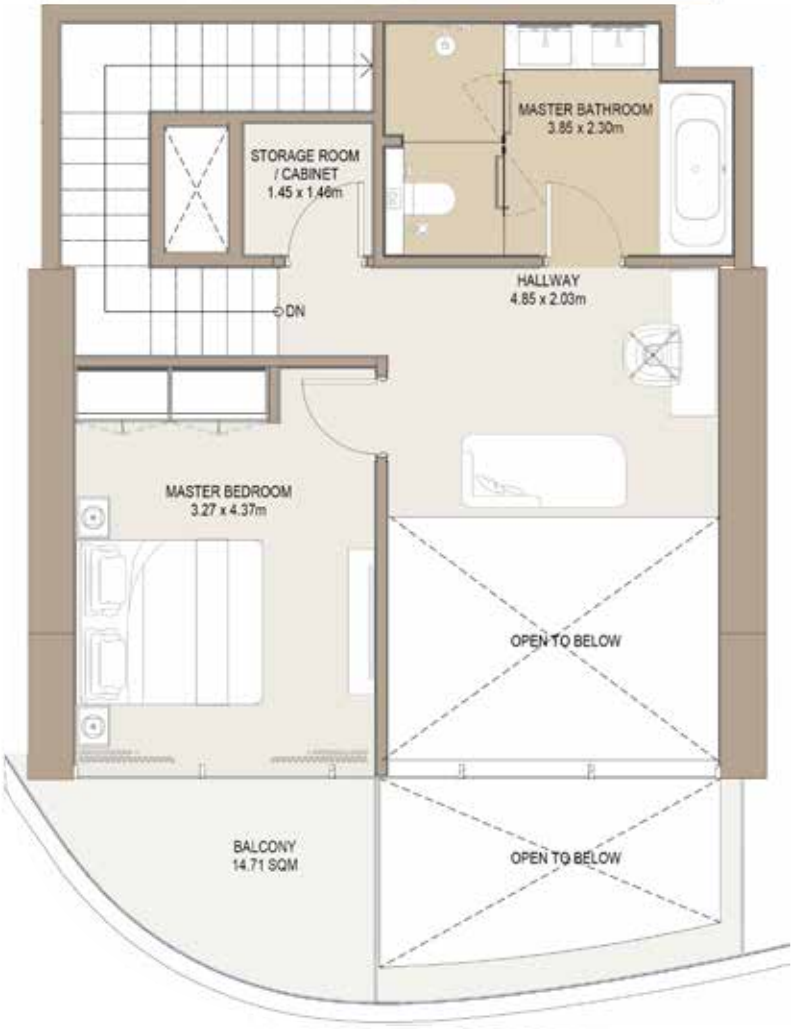
2BR Garden Duplex Type 1 - Lower Level

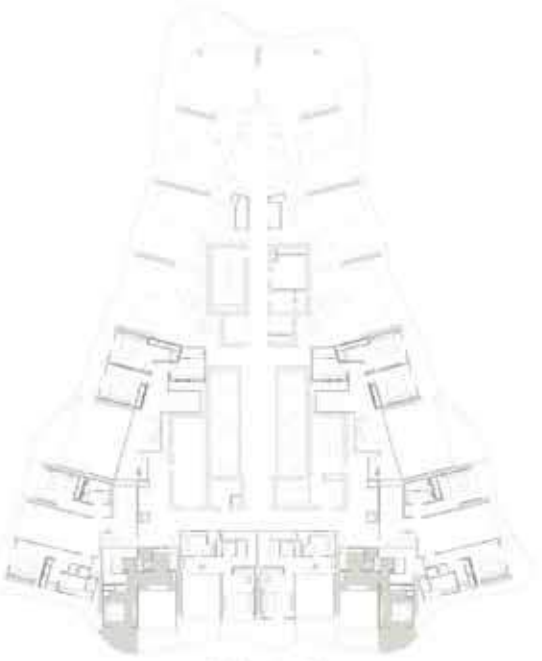




Level 01 Key Plan

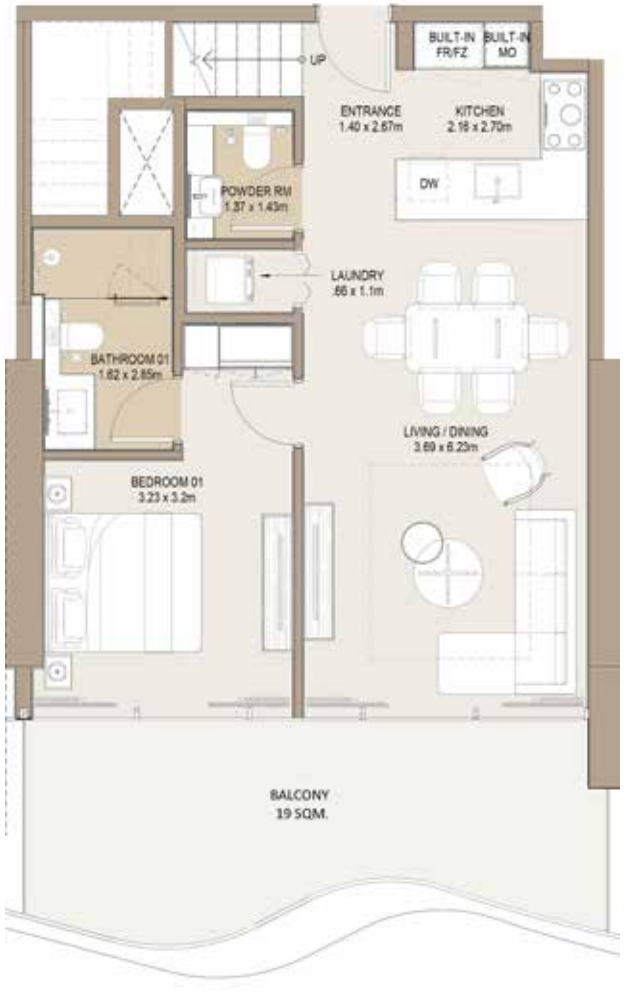
2BR Garden Duplex Type 1 - Upper Level

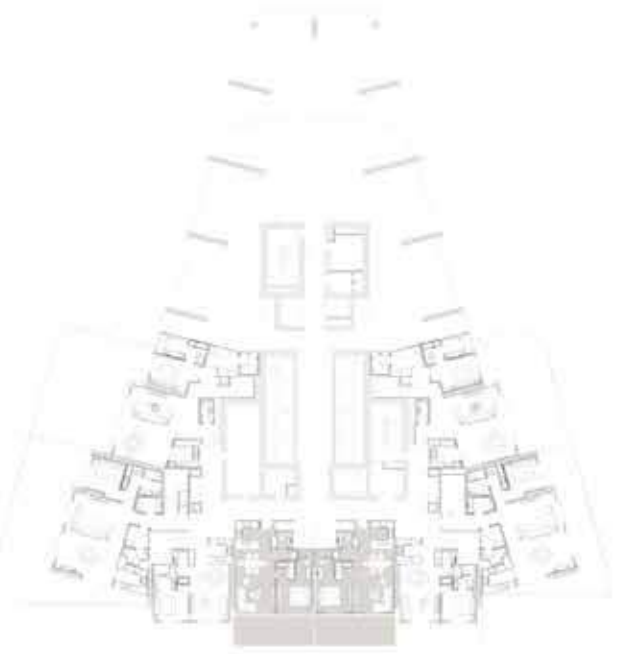




Level 02 Key Plan

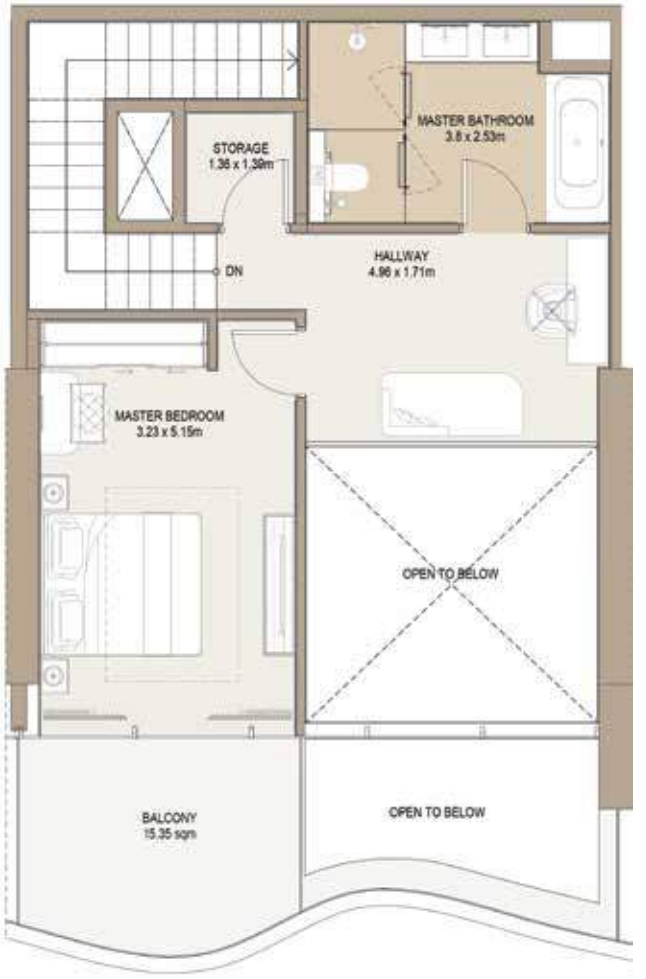
2BR Garden Duplex Type 2 - Lower Level

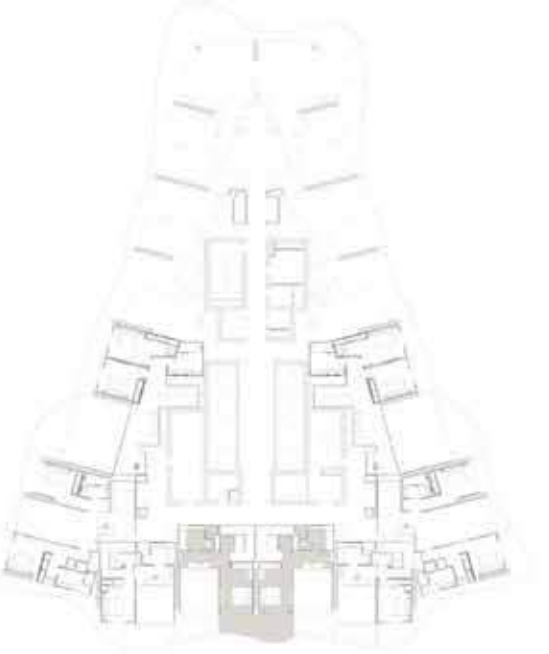




Level 01 Key Plan

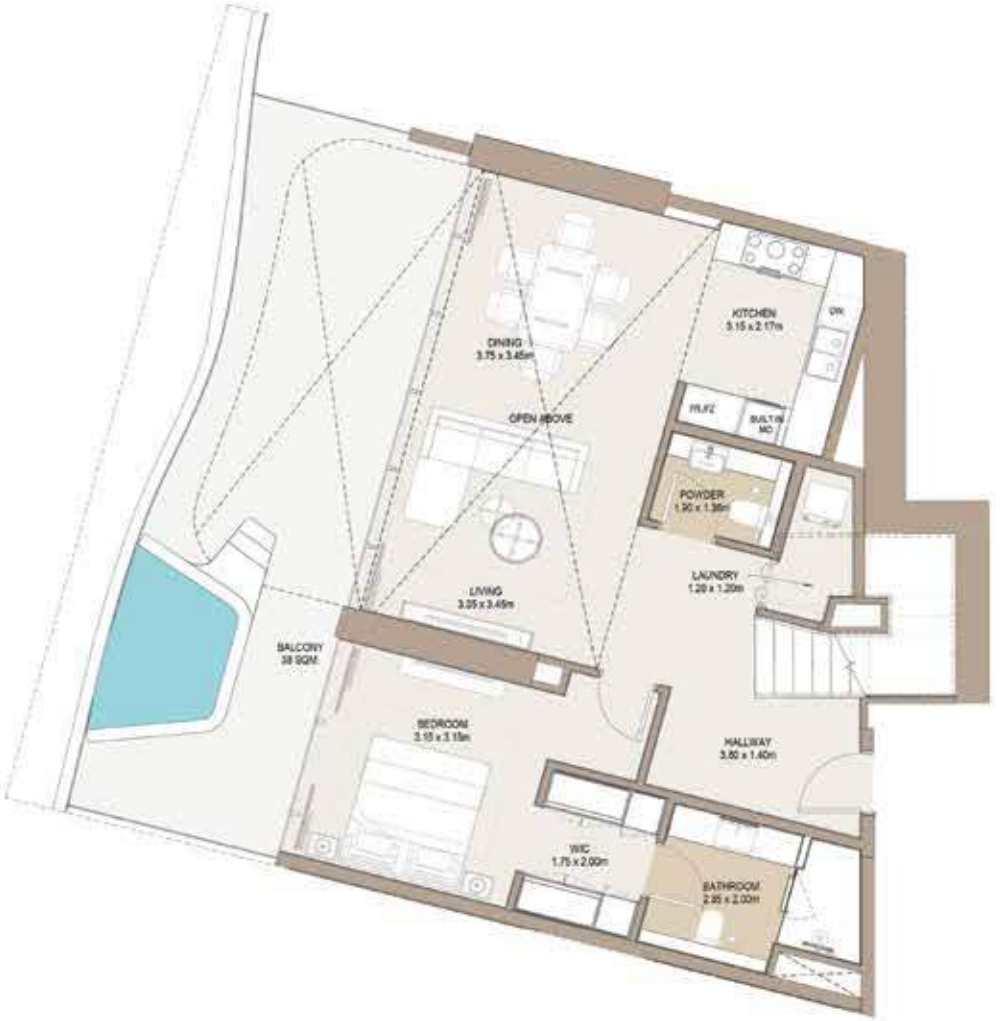
2BR Garden Duplex Type 2 - Upper Level

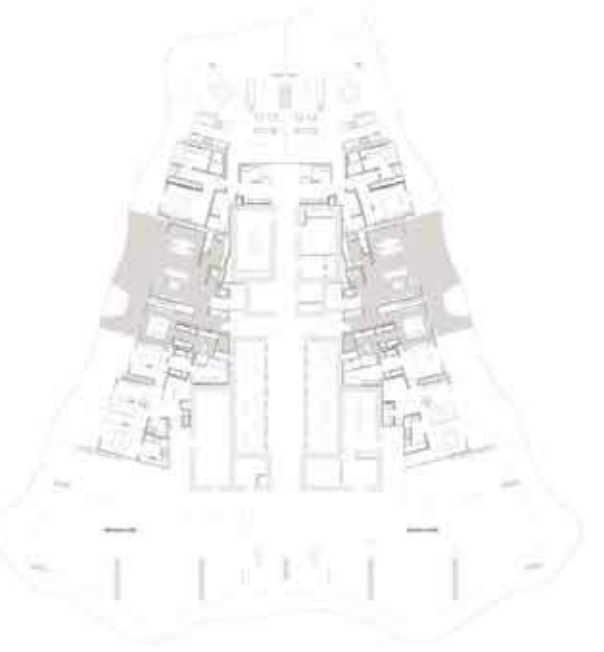




Level 02 Key Plan

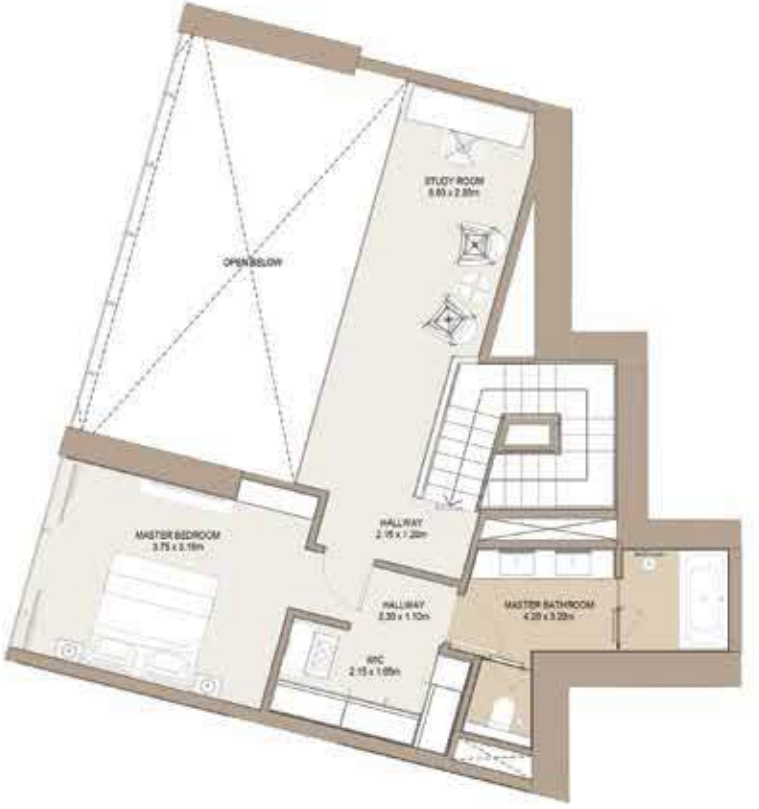
2BR Sky Duplex Type 1 - Lower Level

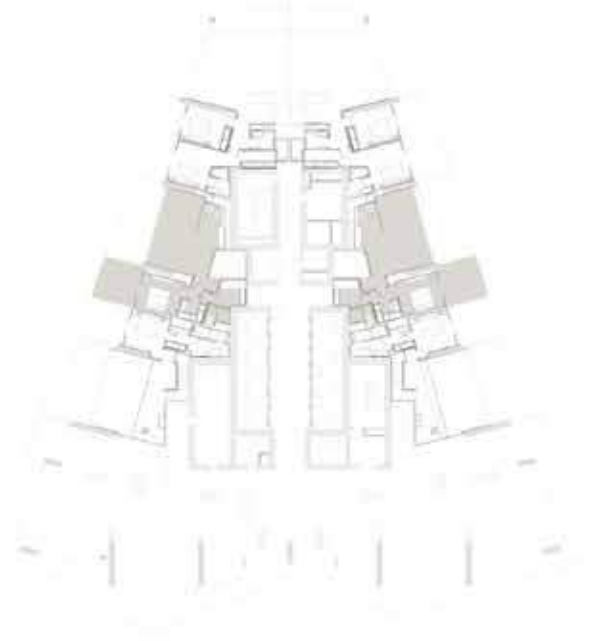




Level 44 Key Plan

2BR Sky Duplex Type 1 - Upper Level

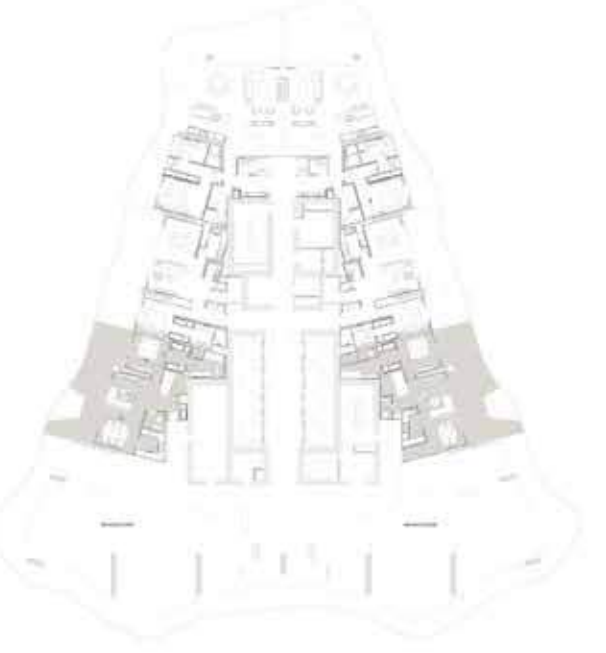




Level 45 Key Plan

2BR Sky Duplex Type 2 - Lower Level

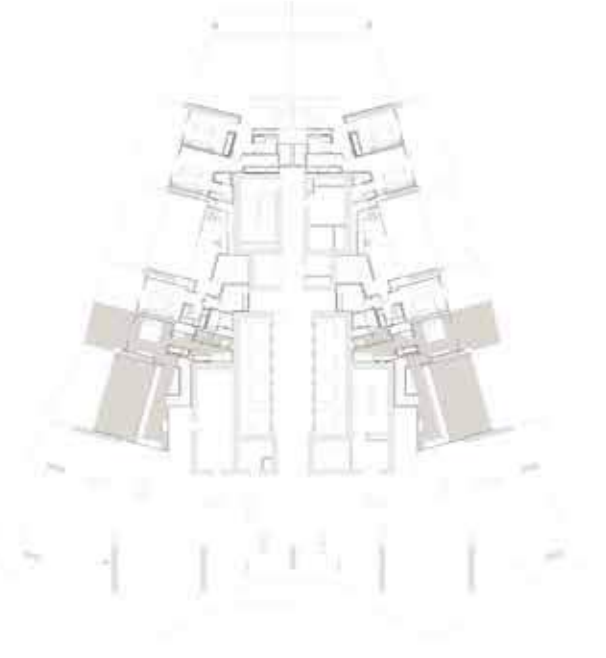




Level 44 Key Plan

2BR Sky Duplex Type 2 - Upper Level



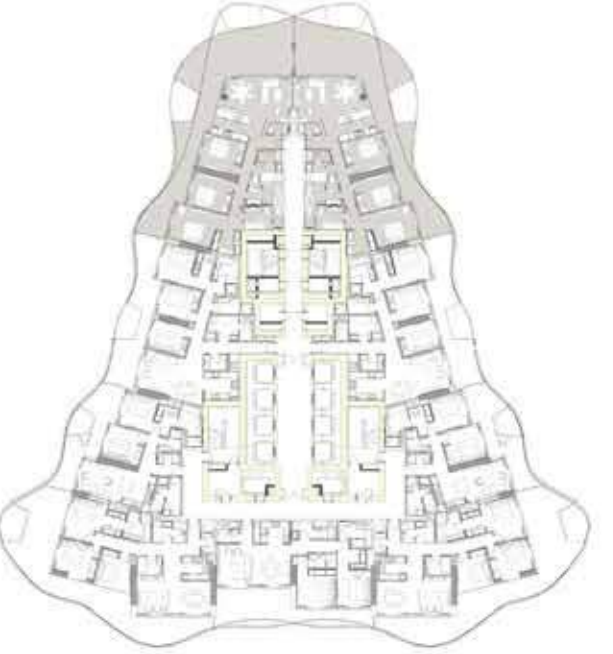


Level 45 Key Plan

3-Bedroom

3BR Type 1

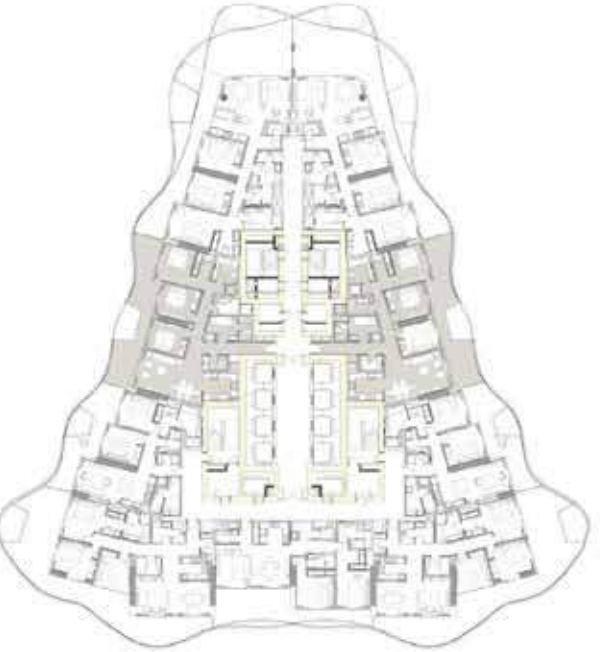




Levels 40-43 Key Plan

3BR Type 2

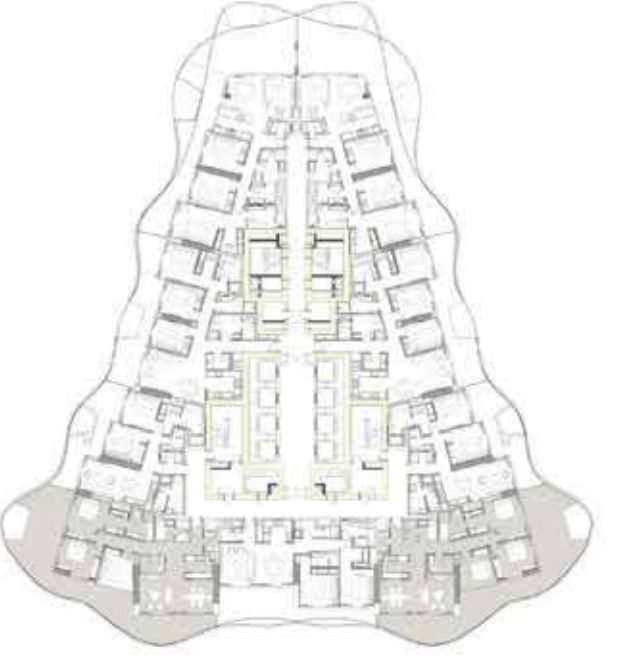




Levels 40-43 Key Plan

3BR Type 3

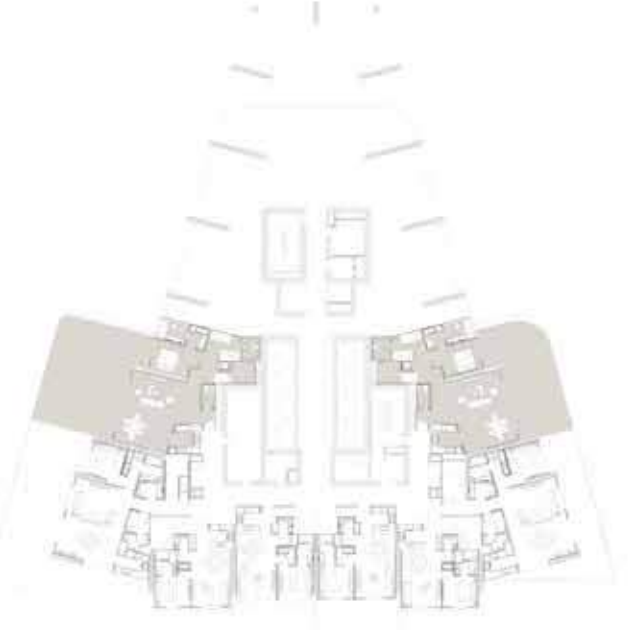




Levels 40-43 Key Plan

3BR Garden Duplex Type 1 - Lower Level

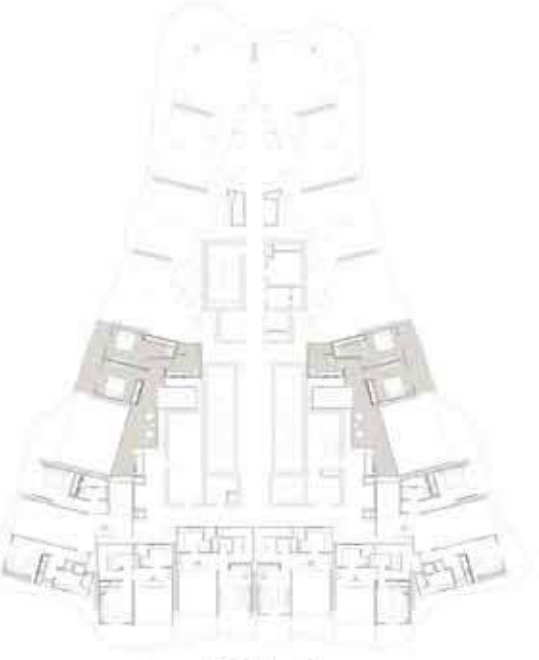




Level 01 Key Plan

3BR Garden Duplex Type 1 - Upper Level





Level 02 Key Plan

3BR Garden Duplex Type 2 - Lower Level

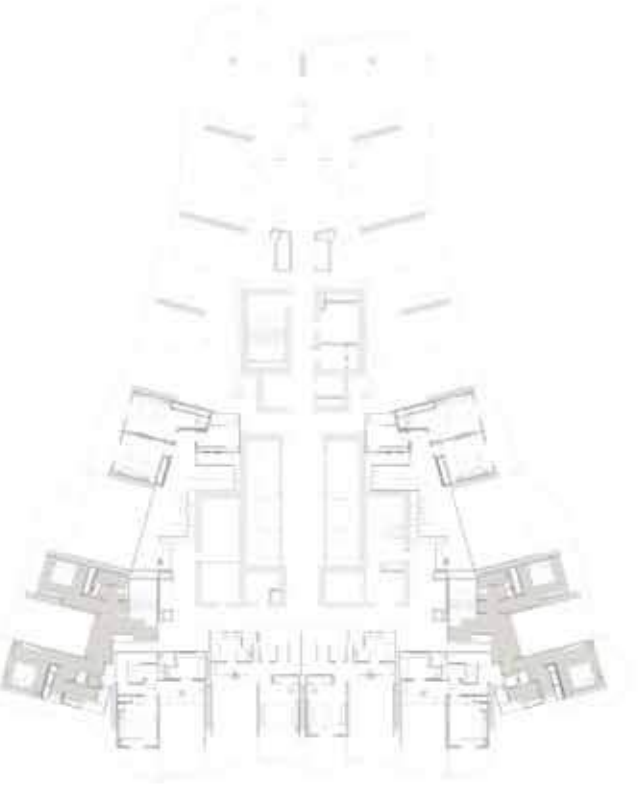




Level 01 Key Plan

3BR Garden Duplex Type 2 - Upper Level

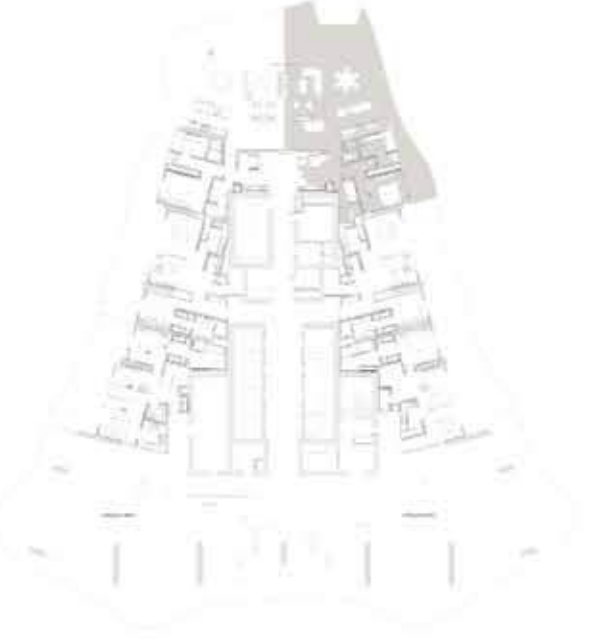




Level 02 Key Plan

3BR Sky Duplex - Lower Level

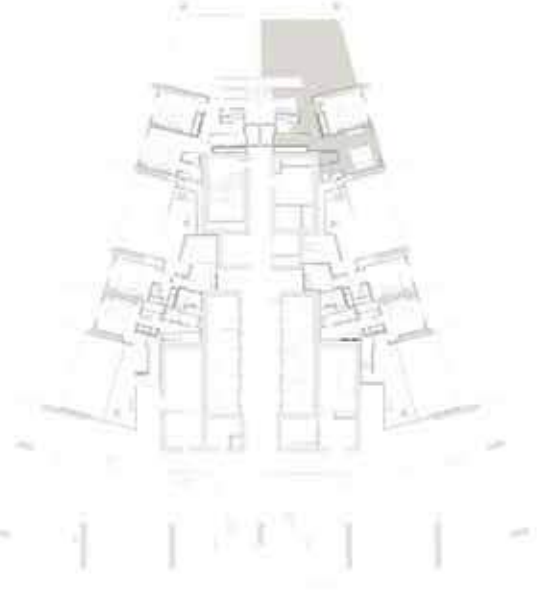




Level 44 Key Plan

3BR Sky Duplex - Upper Level





Level 45 Key Plan



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